



CLUSTER

ASSET PROFILE

Cluster Overview: Existing Land Use Profile

This section of the asset profile provides current land use pattern information. It serves as narration to accompany the generalized land use map provided on page 23. Additionally, the SEMCOG Community Profile for Detroit outlines city land use by category.

Table 1. City of Detroit Land Use

CATEGORY	PERCENTAGE OF LAND USE
Single Family Residential	58.2
Multiple Family Residential	1.8
Commercial and Office	10.6
Institutional	4.8
Industrial	10.1
Transportation, Communications, Utilities	4.7
Cultivated Land	0.0
Woodlands, Shrub, Grassland, Wetlands	9.7
Water	0.0
Barren, Extractive	0.1

Cluster 8 land area covers approximately 12.2 square miles bounded by W. Eight Mile to the north, Southfield Fwy. to the east, Five Points, Puritan, and Telegraph to the west, and I-96 (Jeffries Fwy) to the south, with predominant land use for single-family residential dwellings consistent with city patterns and the continued desire by the cluster to maintain their strong residential focus. The land use patterns presented below are based on categories defined by the city. Archive DS, a Detroit based architectural firm, has provided estimates of Cluster land use by categories.

Open Space/Recreation

An estimated twelve percent of the land in Cluster 8 is open space/recreation. Also, Cluster 8 is home to three of Detroit's largest parks: Eliza Howell (far west and south); O'Hair Park located on Pembroke between Seven & Eight Mile Roads; and Stoepel Park on Evergreen between Lyndon and Outer Drive. A unique feature of Cluster 8, when compared to other areas, is the existence of two golf courses, Bonnie Brook Golf and Rogell Municipal Golf Course. Smaller open-space areas include two playfields, James T. Hope, on Lahser between McNichols (Six Mile) and Fenkell, and Robert C. Milland Playfield located at Curtis and Evergreen. The cluster has one city-owned recreation center, Crowell Recreation Center located on Lahser near Puritan.



Residential

Single-family residential areas constitute an estimated 70 percent of land use in Cluster 8. The majority of housing stock is stable and includes a variety of housing types, consistent with city patterns. Residential areas are of low density and are spread through four subcommunities: Brightmoor, Rosedale Park, Evergreen, and Redford. The greatest challenges and perhaps opportunities for improvement in residential areas exist within the Brightmoor Community. Small scattered concentrations of multiple-family residential dwellings can be seen on the city land use map in several areas: Seven Mile Rd. and Berg Rd going west; Seven Mile Rd. near Berg/Lahser/Evergreen; Six Mile Rd. between Lahser and Evergreen; and Evergreen between Schoolcraft and Fenkell. Smith Homes, a row-style low-income housing project, is located at Evergreen and Lyndon. 1990 Census Portrait Data from the city documents the existence of 33 mobile homes or trailer units in Cluster 8. This small number of units is consistent with the overall city pattern.

Institutional

Total institutional land use in the Cluster is an estimated five percent. The largest institutional land area is located at W. Outer Dr. and Southfield between Six & Seven Mile Roads (University of Detroit Mercy). Of important note is the recent development of a Detroit Medical Center facility at Outer Dr. and Grand River. Two high schools, Redford High School at Grand River and Six Mile Rd., and Henry Ford High School located at Evergreen between Seven & Eight Mile rds., are also in the cluster. Additionally, a Detroit Public Works site is situated in the southern area of the cluster. Finally, Cluster 8 is similar to other areas of the city in terms of the richness of land occupied by religious institutions. Several are identified in the faith-based organizations listing in the Organizational Profile section.

Commercial/Business

Cluster 8 has several main arteries zoned for commercial use. Existing commercial land use is primarily along these main arteries with Grand River covering eight percent of the cluster's land. Retail commercial and business service use can also be seen along Eight, Seven, and Six Mile Roads, Fenkell, Schoolcraft and Telegraph. The single largest concentration of this land use pattern is within the Six Mile Rd./Lahser/Grand River area. Significant retail areas are also seen at Grand River/Fenkell/Southfield (Grandland) and along Telegraph. Cluster board members and stakeholders discussed these and other areas in formulating neighborhood and commercial reinvestment recommendations.



Industrial

The only significant site designated as industrial in Cluster 8 is the Gateway Industrial Park located at Southfield and Jeffries/Schoolcraft. This site is planned for future industrial use. Presently its major existing tenant is Technicolor Video. This company, a large employer of both permanent and temporary jobs in the cluster, is a packager and supplier of video tapes. Cluster board members identified industrial land use as a potential asset for Cluster 8. Total industrial land based on current zoning is five percent.

Major Transportation Routes

Two major freeways, I-96 (Jeffries) and the Southfield Fwy. (M-39), run through Cluster 8. Additionally, the John C. Lodge Fwy. is only minutes east of Cluster 8. Major thoroughfares and arteries include Grand River, Eight Mile Rd., Seven Mile Rd., Six Mile Rd., Fenkell, Telegraph, Lahser, Evergreen, and Schoolcraft.

Special Land Uses

Three cemeteries are located in the cluster. Grand Lawn cemetery is located at Six Mile Rd. and Telegraph. Hazel Cemetery is located on Lahser between Six & Seven Mile Roads and Bell Branch Cemetery is located on Telegraph between Six Mile Rd. and Fenkell.

The Rouge River, which runs through Cluster 8, adds a water area unique to this cluster. The Rouge, now surrounded by a water retention basin, also can be seen as an asset for potential future development while observing flood plain development constraints as recommended in the Detroit Master Plan of Policies (DMP). A detailed discussion of this basin is in the environmental section. Other significant water areas in the city are found in the extreme south and east areas of the city.

Areas categorized as woodland areas can be seen in the cluster. The largest continuous area runs between Six Mile Rd. and Schoolcraft near Telegraph. Other scattered woodland areas can be seen in the area bounded by Evergreen and Berg Rd. between Seven & Eight Mile Roads, between Six & Seven Mile roads, and between Six Mile Rd. and Fenkell. Similarly, areas designated as wetlands stretch from Berg Rd. to the west boundary of the cluster and running south from Eight Mile Rd. to Schoolcraft.

The following map provides a visual display of Cluster 8 land use patterns.